

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: LYON COUNTY
Local Government Number: 60

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LYON COUNTY NOVARTIS URBAN RENEWAL	60007	1
LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL	60012	1
LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL	60013	2
CASINO COUNTY TIF	60116	1

TIF Debt Outstanding: 2,815,200

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	580,481	
TIF Sp. Revenue Fund Interest:	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	580,481	

Rebate Expenditures:	580,481	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	580,481	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	0	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,234,719

Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL
 UR Area Number: 60007

UR Area Creation Date: 07/2002

UR Area Purpose: To stabilize, revitalize and improve the county by encouraging new agri-based economic development and provide the opportunity for creating new vital and competitive jobs for persons of Lyon County.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT	60088	60089	841,943

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	855,920	0	0	855,920	0	855,920
Taxable	0	0	0	855,920	0	0	855,920	0	855,920
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 16,565
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 16,565

Rebate Expenditures: 16,565
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 16,565

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For LYON COUNTY NOVARTIS URBAN RENEWAL

Horse Facility

Description:	Horse lot with wind break & processing facility for blood/serum
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LYON COUNTY NOVARTIS URBAN RENEWAL

Horse Facility Rebate TIF

Debt/Obligation Type:	Rebates
Principal:	329,933
Interest:	0
Total:	329,933
Annual Appropriation?:	No
Date Incurred:	12/01/2002
FY of Last Payment:	2022

Rebates For LYON COUNTY NOVARTIS URBAN RENEWAL

1447 140th Street

TIF Expenditure Amount:	16,565
Rebate Paid To:	Grand Laboratories, Inc.
Tied To Debt:	Horse Facility Rebate TIF
Tied To Project:	Horse Facility
Projected Final FY of Rebate:	2023

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL (60007)
 TIF Taxing District Name: SIOUX TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT
 TIF Taxing District Inc. Number: 60089
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	855,920	0	0	855,920	0	855,920
Taxable	0	0	0	855,920	0	0	855,920	0	855,920
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	13,977	841,943	841,943	0	0

FY 2014 TIF Revenue Received: 16,565

Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL
 UR Area Number: 60012
 UR Area Creation Date: 11/2007

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT	60102	60103	650,411

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,369,930	0	0	1,369,930	0	1,369,930
Taxable	0	0	0	1,369,930	0	0	1,369,930	0	1,369,930
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 13,140
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 13,140

Rebate Expenditures: 13,140
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 13,140

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

Site Expansion

Description:	Expansion of a building on existing facility property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

Development Agreement

Debt/Obligation Type:	Rebates
Principal:	107,373
Interest:	0
Total:	107,373
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2028

Rebates For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

2002 Kingbird Avenue

TIF Expenditure Amount:	13,140
Rebate Paid To:	Sudenga Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2028

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)
 TIF Taxing District Name: GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT
 TIF Taxing District Inc. Number: 60103
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,369,930	0	0	1,369,930	0	1,369,930
Taxable	0	0	0	1,369,930	0	0	1,369,930	0	1,369,930
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	719,519	650,411	650,411	0	0

FY 2014 TIF Revenue Received: 13,140

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Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL
 UR Area Number: 60013
 UR Area Creation Date: 02/2009

UR Area Purpose: To contribute to a diversified, Well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial, industrial and agri-business development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM	60112	60113	759,949
SIoux TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM	60114	60115	2,076,110

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,364,721	61,500	0	4,696,890	0	0	6,123,111	0	6,123,111
Taxable	817,924	32,482	0	4,696,890	0	0	5,547,296	0	5,547,296
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 55,928
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 55,928

Rebate Expenditures: 55,928
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 55,928

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Dev Agree Parcels A & D

Description:	Research Farm
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

Dev Agree Parcels B & C

Description:	AC East and Tech Ops Bldg
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Novartis Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,883,046
Interest:	0
Total:	1,883,046
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2021

Rebates For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Novartis Inc

TIF Expenditure Amount:	15,083
Rebate Paid To:	Novartis Animal Health US, Inc.
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels A & D
Projected Final FY of Rebate:	2021

Novartis, Inc

TIF Expenditure Amount:	40,845
Rebate Paid To:	Novartis Animal Health US, Inc
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels B & C
Projected Final FY of Rebate:	2021

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

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TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM
TIF Taxing District Inc. Number:	60113
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,213,792	61,500	0	0	0	0	1,275,292	0	1,275,292
Taxable	727,467	32,482	0	0	0	0	759,949	0	759,949
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	383,460	759,949	759,949	0	0

FY 2014 TIF Revenue Received: 15,083

TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM
TIF Taxing District Inc. Number:	60115
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	150,929	0	0	4,696,890	0	0	4,847,819	0	4,847,819
Taxable	90,457	0	0	4,696,890	0	0	4,787,347	0	4,787,347
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,771,709	2,076,110	2,076,110	0	0

FY 2014 TIF Revenue Received: 40,845

Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: CASINO COUNTY TIF
 UR Area Number: 60116

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate private investment in industrial and commercial development, and to encourage job retention, growth and expansion. To improve county roads and bridges to increase possibilities for economic development. To stimulate private investment in indust and comm development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP / WEST LYON SCHOOL / CASINO TIF INCREM	60116	60117	24,087,067

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	61,494,851	0	0	0	61,494,851	0	61,494,851
Taxable	0	0	61,494,851	0	0	0	61,494,851	0	61,494,851
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 494,848
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 494,848

Rebate Expenditures: 494,848
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 494,848

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For CASINO COUNTY TIF

2013 Culvert projects

Description:	Replacement of Culverts
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CASINO COUNTY TIF

2013 Culvert Projects

Debt/Obligation Type:	Internal Loans
Principal:	494,848
Interest:	0
Total:	494,848
Annual Appropriation?:	Yes
Date Incurred:	12/01/2012
FY of Last Payment:	2013

Rebates For CASINO COUNTY TIF

315 1st Ave Rock Rapids, IA

TIF Expenditure Amount:	494,848
Rebate Paid To:	Lyon County engineer
Tied To Debt:	2013 Culvert Projects
Tied To Project:	2013 Culvert projects
Projected Final FY of Rebate:	2014

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: CASINO COUNTY TIF (60116)
 TIF Taxing District Name: SIOUX TWP / WEST LYON SCHOOL / CASINO TIF INCREM
 TIF Taxing District Inc. Number: 60117

TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2031

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	61,494,851	0	0	0	61,494,851	0	61,494,851
Taxable	0	0	61,494,851	0	0	0	61,494,851	0	61,494,851
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	444,458	61,050,393	24,087,067	36,963,326	727,205

FY 2014 TIF Revenue Received: 494,848